

City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@vancouver.ca

CD-1 (284)

1630 West 15th Avenue

By-law No. 6962

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective April 16, 1992

(Amended up to and including By-law No. 9085, dated July 19, 2005)

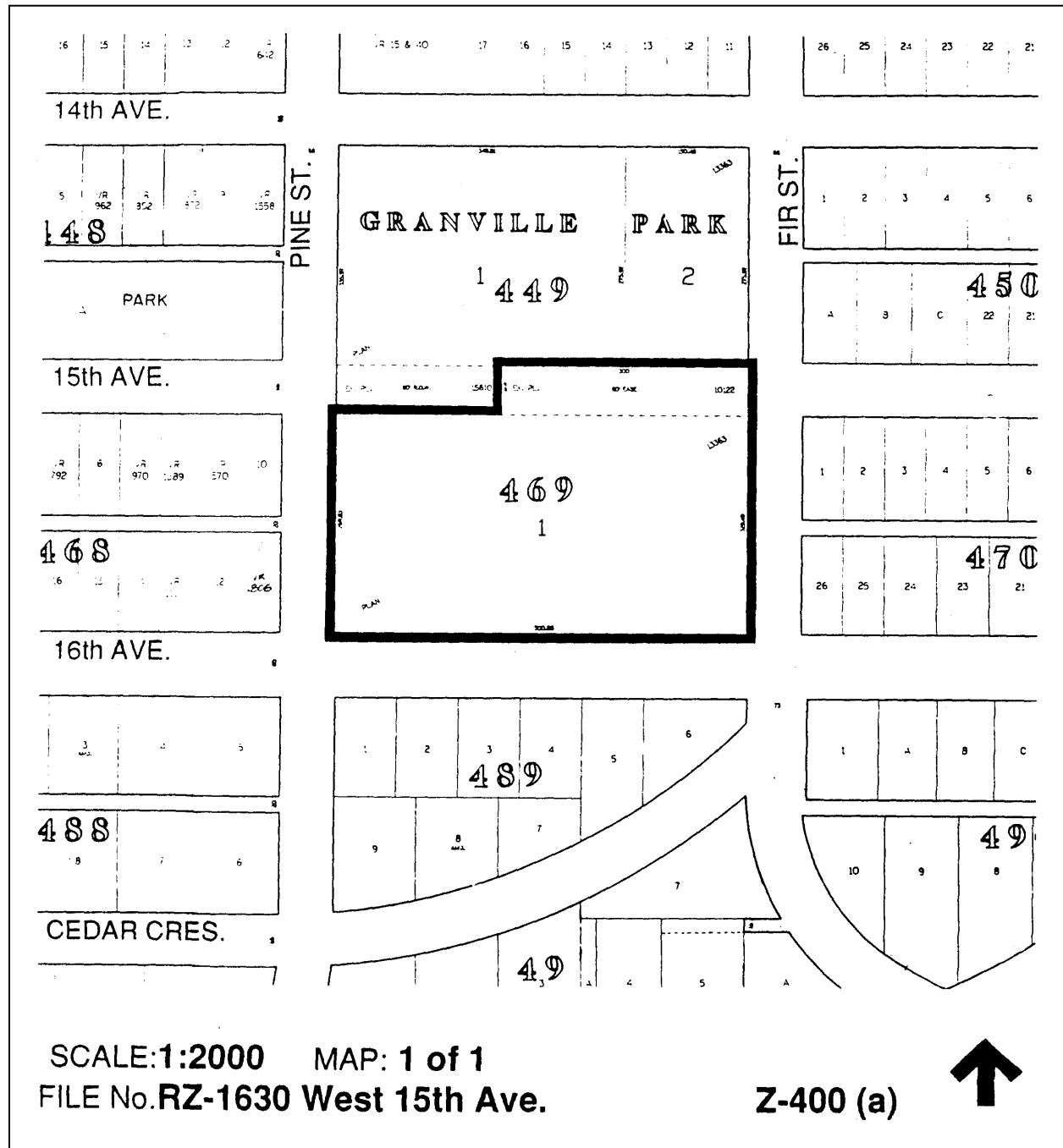
- 1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(284), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Club; and
 - (b) Accessory Uses customarily ancillary to the above use, including, but not limited to, tennis, badminton and squash courts, swimming pools, billiard rooms, dining lounge, pub, and administrative offices.
- 3 **Conditions of Use**
Erection and maintenance of seasonal air-supported structures may occur only between October 1 and April 30 each year.
[9085; 05 07 19]
- 4 **Floor Space Ratio**
- 4.1 The floor space ratio must not exceed 1.12, within which the floor space ratio of all permanent structures at or above the base surface must not exceed 0.29 and of all seasonal air-supported structures must not exceed 0.33.
[9085; 05 07 19]
- 4.2 The following shall be included in the computation of floor space ratio:
- (a) floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 4.3 The following shall be excluded in the computation of floor space ratio:
- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
 - (c) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
 - (d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6962 or provides an explanatory note.*

- 5 Height
The building height measured above the base surface must not exceed 12.4 m for permanent structures or 10.0 m for seasonal air-supported structures.
[9085; 05 07 19]
- 6 Off-Street Parking and Loading
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. Storage spaces for bicycles shall be provided and maintained at the level of 15% of the required number of parking spaces.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 6962 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (———) outlined in black is rezoned from RT-5 to CD-1



CITY OF VANCOUVER
MEMORANDUM

For CD-1 Books

From: CITY CLERK

Date: February 28, 1992

To: City Manager
 Director of Planning
 → Associate Director, Land Use & Development
 City Engineer
 Director of Housing & Properties
 Director of Social Planning
 Director of Legal Services

Refer File: P.H. #258

Subject: Public Hearing - February 20, 1992

RECEIVED	
PLANNING DEPARTMENT	
MAR - 6 1992	
NUMBER	N 1603
REFERRED TO	F 15
COPY TO	THP
APPROVED BY	

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of February 20, 1992, regarding various rezonings and text amendments.

CITY CLERK *JT*JT:ci
Att.

Also sent to:

Chairman and Members, Vancouver School Board
 1595 West 10th Avenue, Vancouver V6J 1Z8

Chairman and Members, Board of Parks & Recreation
 2099 Beach Avenue, Vancouver V6G 1Z4

Mr. Stanley Kwok, Director & Senior Vice-President
 Concord Pacific Developments Ltd.
 9th Floor, 1090 West Pender Street, Vancouver V6E 2N7

Mr. Colin Floyd, Poon Gardner Billington, Architects
 #301 - 1770 West 7th Avenue, Vancouver V6J 4Y6

Mr. Scott McDonald, Executive Director, B.C. Lung Association
 906 West Broadway, Vancouver V5Z 1K7

Ms. Marilyn Kalman, Kitsilano Citizens Planning Committee
 #101 - 2618 Cypress Street, Vancouver V6J 3N3

Kitsilano Chamber of Commerce
 2356 West 4th Avenue, Vancouver V6K 1P1

Dunbar Business Association
 c/o Ms. Yvonne Clark, 4465 Wallace Street, Vancouver V6S 2J5

Dunbar Residents Association
 c/o Mr. Norman Redcliffe, 4415 Crown Street, Vancouver V6S 2K4

Mr. Graham Laxton, Manager, Vancouver Lawn Tennis &
 Badminton Club, c/o 1630 West 15th Avenue, Vancouver V6J 2K7

Delegations
 Letter writers

CITY OF VANCOUVER

5

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 20, 1992, in the Council Chamber, Third Floor, City Hall, at approximately 7:40 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Chan, Davies,
Eriksen, Owen, Price,
Puil, Rankin and Wilson

ABSENT: Alderman Yorke (Leave of Absence)

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Davies,

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning & Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning: 1200-1300 S/S Pacific Boulevard -
Roundhouse Neighbourhood

An application by Concord Pacific Developments Ltd. was considered as follows:

REZONING: 1200-1300 S/S PACIFIC BOULEVARD -
ROUNDHOUSE NEIGHBOURHOOD

Present Zoning: BCPED B.C. Place/Expo District
Proposed Zoning: CD-1 Comprehensive Development District

(1) If approved the draft by-law would rezone those properties zoned BCPED, and located within the heavy black outline on the map below, and incorporate the site into a new CD-1 by-law, which would accommodate use and development generally as follows:

- maximum of 1,030 dwelling units within a maximum total of 114 620 m² (1,233,800 sq.ft.) of residential floor area;

Clause No. 3 cont'd

MOVED by Ald. Davies,

THAT consideration of the application be deferred to permit Kitsilano and Dunbar residents groups to comment.

- LOST (Tie Vote)

(Aldermen Bellamy, Chan, Owen, Price and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT the application be approved;

FURTHER THAT staff be instructed to discuss the text amendments with interested citizen groups in Kitsilano and Dunbar.

- CARRIED

(Aldermen Davies, Eriksen, Rankin and Wilson opposed)

At this point, the Mayor and Alderman Puil declared an interest in Item 4 and were excused. Deputy Mayor Bellamy assumed the Chair.

4. Rezoning: 1630 West 15th Avenue

An application by Graham Laxton, on behalf of Vancouver Lawn Tennis and Badminton Club, was considered as follows:

REZONING: 1630 West 15th Avenue (Lot 1, Block 469, D.L. 526, Plan 13363)

Present Zoning: RT-5 Two-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the draft by-law would permit the expansion of the Vancouver Lawn Tennis and Badminton Club, including use and development generally as follows:

- increase overall floor area from 9 273 m² (99,816 sq. ft.) to 13 718 m² (147,659 sq. ft.);
- add 5 tennis courts, lap pool, exercise area, and locker rooms below grade, plus 2 squash courts, administrative offices, and corridors above grade;

Clause No. 4 cont'd

- accessory uses customarily ancillary to the above uses;
- increase parking from 92 to 205 spaces;
- maximum floor space ratio of 0.97; and
- maximum building height of 12.4 m (40.7 ft.).

(ii) Any consequential amendments

The Director of Planning recommended approval, subject to the following conditions proposed for adoption by resolution of Council:

- (a) THAT, the proposed form of development be approved by Council in principle, generally as prepared by Werner Forster Architects and stamped "Received City Planning Department October 8, 1991" and revised December 3, 1991, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) remedial treatment of existing blank walls and fencing, especially on the west and north facades, with landscape and/or architectural treatment; and
 - (ii) desirability of removing the surface parking at the south-east corner of the site.
- (c) THAT, prior to enactment of the CD-1 by-law, the Vancouver Lawn Tennis & Badminton Club shall, at no cost to the City:
 - (i) make suitable arrangements, to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services within and adjacent the site from the closest existing suitable service point; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer and the Director of Legal Services, for the provision of a sidewalk on the north side of 16th Avenue from Fir Street to Pine Street.

Clause No. 4 cont'd

Mr. Phil Mondor, Planner, advised public input on the proposal consisted of three visitors to the zoning counter, six telephone calls, and one office visit by a neighbour (Connie Kuhns) who had submitted a letter which had been circulated to the Council at the Public Hearing. He had been able to clarify most of the areas of concern, i.e. there would be no loss of open space, no more surface parking, no access off Pine Street and, with respect to height along Pine Street, there would be no new development on Pine.

The Deputy Mayor called for speakers and the following delegations addressed the Public Hearing:

James McRae, 1700 Block West 15th Avenue, advised he had no objection to the expansion of the Club as outlined, although it appeared to be massive, but he was concerned about the change to CD-1 zoning. Restrictions should be enshrined in the by-law so that down the road neighbours are not faced with a skyscraper on the site.

Mr. McRae was advised any amendment to the by-law would require a new Public Hearing.

Mrs. M.V. Jenkins, representing owners in the 3100 Block Pine Street, said she had been unable to ascertain exactly what heights are proposed at the north and south west corners (Pine and 16th Avenue). She felt the neighbours may have been deceived by the Planner's statement that the height will not be significantly altered as most of the new building will be underground. There is a concrete block building adjacent to the tennis court bubble which is topped by a 10 feet high wooden fence with another construction on top consisting of metal posts and wire. What height was the Planning Department referring to? She had been unable to see any drawings of the Pine Street elevation.

The Deputy Mayor requested staff discuss the matter with Mrs. Jenkins and clarify her concerns.

Another resident of the 1700 Block West 15th Avenue, noted there were concerns about the future of the site at CD-1 should the Tennis Club decide to sell some years hence.

Staff reiterated that any proposals for change would have to come back for a Public Hearing.

MOVED by Ald. Chan,

THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Eriksen,
THAT the report of the Committee of the Whole be adopted,
and the Director of Legal Services be instructed to prepare and
bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at 10:30 p.m.

1630 West 15th Avenue

BY-LAW NO. 6962

A By-law to amend
By-law No. 3575,
being the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-400(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, which area shall be more particularly described as CD-1(284), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Club; and
- (b) Accessory Uses customarily ancillary to the above use, including, but not limited to, tennis, badminton and squash courts, swimming pools, billiard rooms, dining lounge, pub, and administrative offices.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.97, except that the floor space ratio for all floors at or above the base surface shall not exceed 0.47. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 14 215 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following shall be included in the computation of floor space ratio:

- (a) floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (c) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch.

4. Height

The maximum building height measured above the base surface shall be 12.4 m.

5. Off-Street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. Storage spaces for bicycles shall be provided and maintained at the level of 15% of the required number of parking spaces.

6. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 16th day of
April , 1992.

(Signed) Gordon Campbell
Mayor

(Signed) Dennis Back
Deputy City Clerk

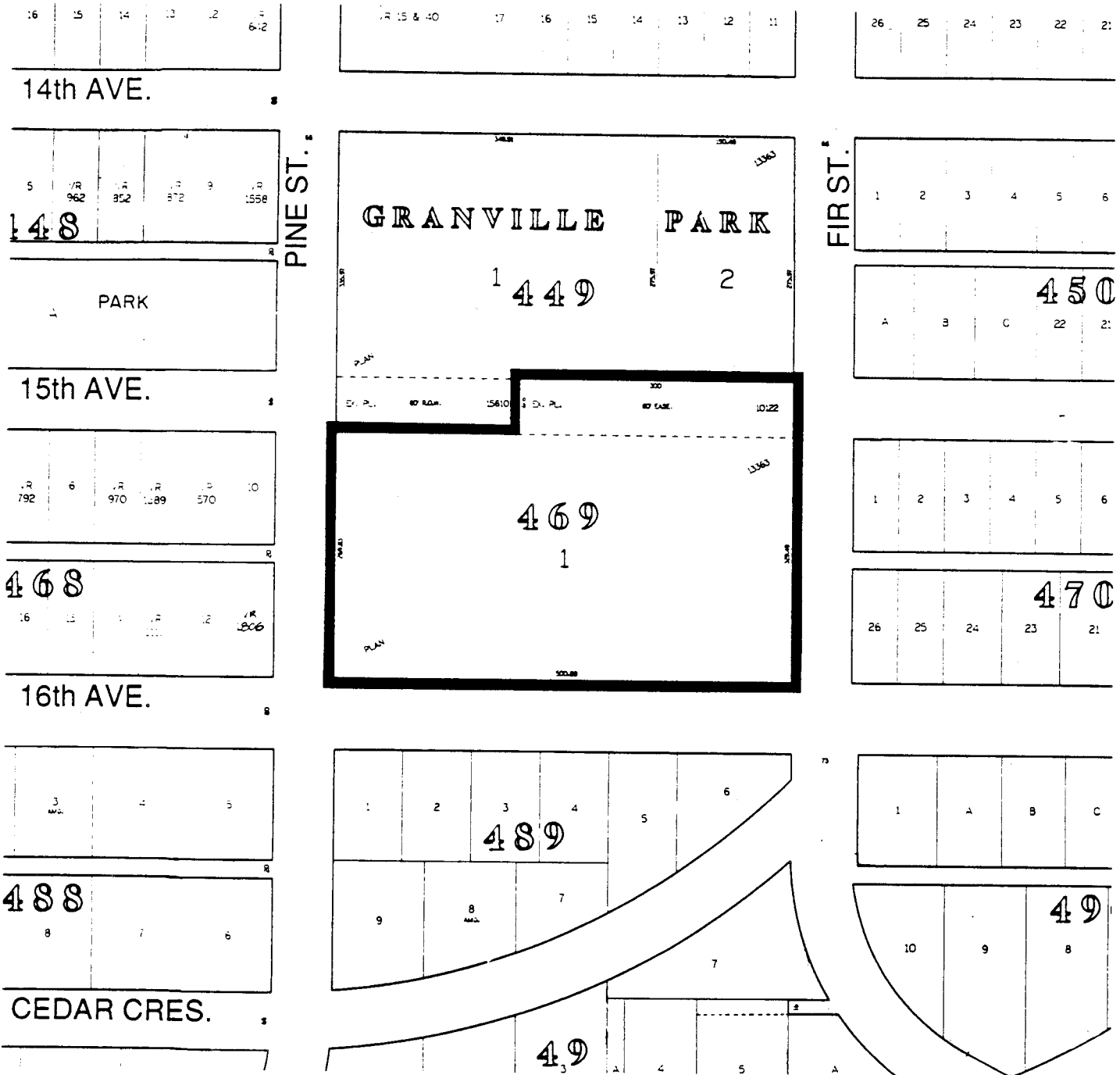
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 16th day of April 1992, and numbered 6962.

BY-LAW No. 6962 BEING A BY-LAW TO AMEND BY-LAW No.3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW


THE PROPERTY SHOWN BELOW () OUTLINED IN
 BLACK IS REZONED:

SCHEDULE A

FROM RT-5 TO CD-1



SCALE:1:2000 MAP: 1 of 1
 FILE No. RZ-1630 West 15th Ave.

Z-400 (a) 

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date:

April 23, 1992

Refer File:
5304-2

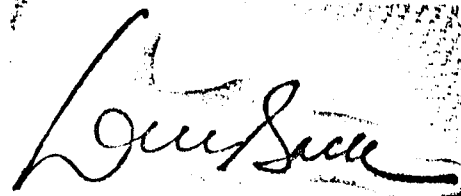
→ To: City Manager
Director of Planning
Associate Director of Land Use and Development

Subject: **Comprehensive Development District**
Form of development
(1630 West 15th Avenue)

RECEIVED
PLANNING DEPARTMENT
APR 24 1992
NUMBER... J 2794
REFERRED TO... FAS
COPY TO... (JHP)
ANSWER REQ'D

I wish to advise that Vancouver City Council, at its meetings on April 14, 1992 and April 16, 1992, when considering the above, resolved as follows:

THAT the approved form of development for the CD-1 zoned site known as 1630 West 15th Avenue be amended generally as illustrated in DA 213916, prepared by Werner Forster, Architects, and stamped "Received, City of Vancouver, Planning Department, February 28, 1992", and revised April 2, 1992, provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.



DEPUTY CITY CLERK



TT:hj

CD-1 284

A3

ADMINISTRATIVE REPORT

Date: September 23, 1997
Dept. File No. WB
C.C. File No. 2605

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and Development

SUBJECT: Form of Development: 1630 West 15th Avenue
D.E. 402477 - CD-1 By-law Number 6962
Owner of Development - Vancouver Lawn Tennis & Badminton Club

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 1630 West 15th Avenue be generally approved as illustrated in Development Application Number DE402477, prepared by Werner Forster Architects and stamped "Received, City Planning Department September 18, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve the rezoning of this site, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 20, 1992, City Council approved a rezoning of this site from RT-5 Two-Family Dwelling District to CD-1 Comprehensive Development District to permit an expansion of the existing Vancouver Lawn Tennis & Badminton Club, to be completed in two phases. Council also approved the form of development for Phase One at that time. CD-1 By-law Number 6962 was enacted on April 16, 1992 and development permit approval for Phase One was granted on June 3, 1992 (DE213918).

The site is located on the north side of West 16th Avenue, between Pine and Fir Streets. The site and surrounding zoning are shown on the attached Appendix 'A'.

The Director of Planning has now approved Development Application Number DE402477 for Phase Two of the "expansion". This approval was subject to various conditions, including Council's approval of the revised form of development for the site. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves alterations and additions to this private club building, including the addition of approximately 6,000 square feet of floor area to be used for additional Club facilities, including locker rooms, activity areas, pool equipment and service areas, and offices. As well, one level of underground parking will be added under the present tennis courts in the southeast portion of the site.

As most of the additions are internal or below grade, there is minimal change to the external form of development.

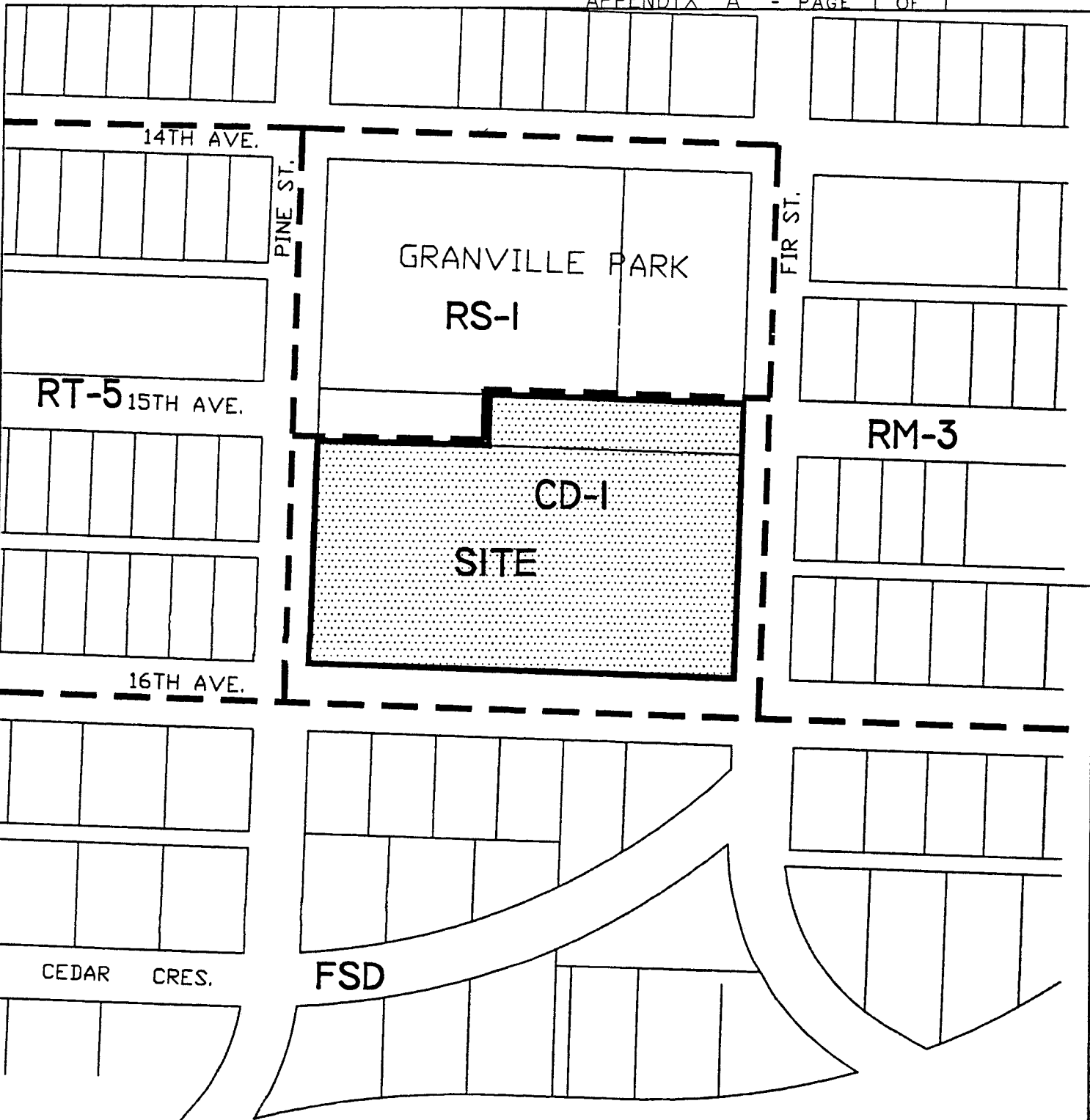
Staff are satisfied that this Phase Two expansion is as contemplated in the original rezoning of the site and the intent of the CD-1 By-law is being met.

Simplified plans, including a site plan, parking plan, sections and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

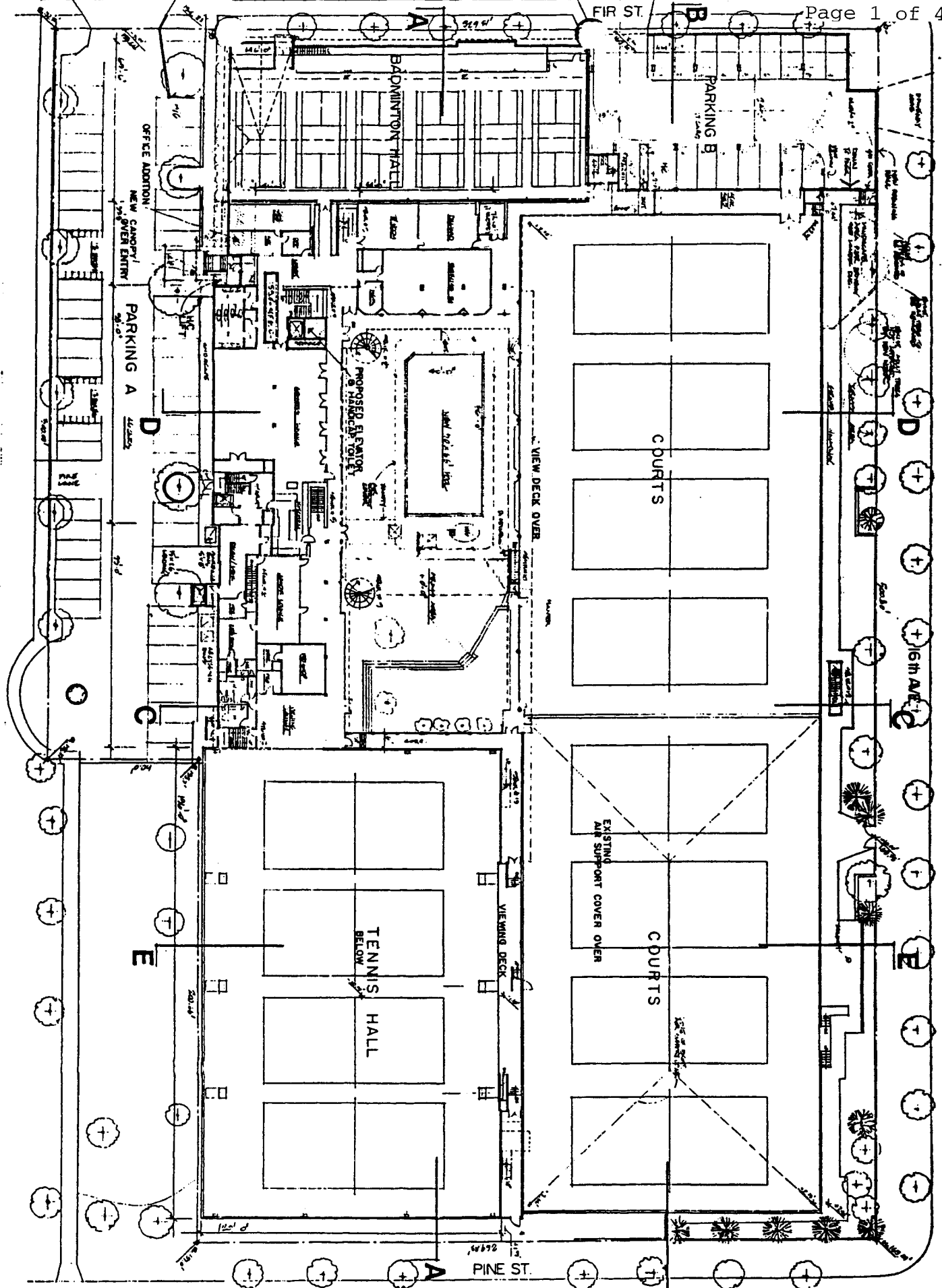
The Director of Planning has approved Development Application Number DE402477, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



--- zoning boundary

1630 W. 15TH AVENUE DE 402477	DATE	SEPT. 17, 1997	↑
	DRAWN	WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	SCALE	1:2000	

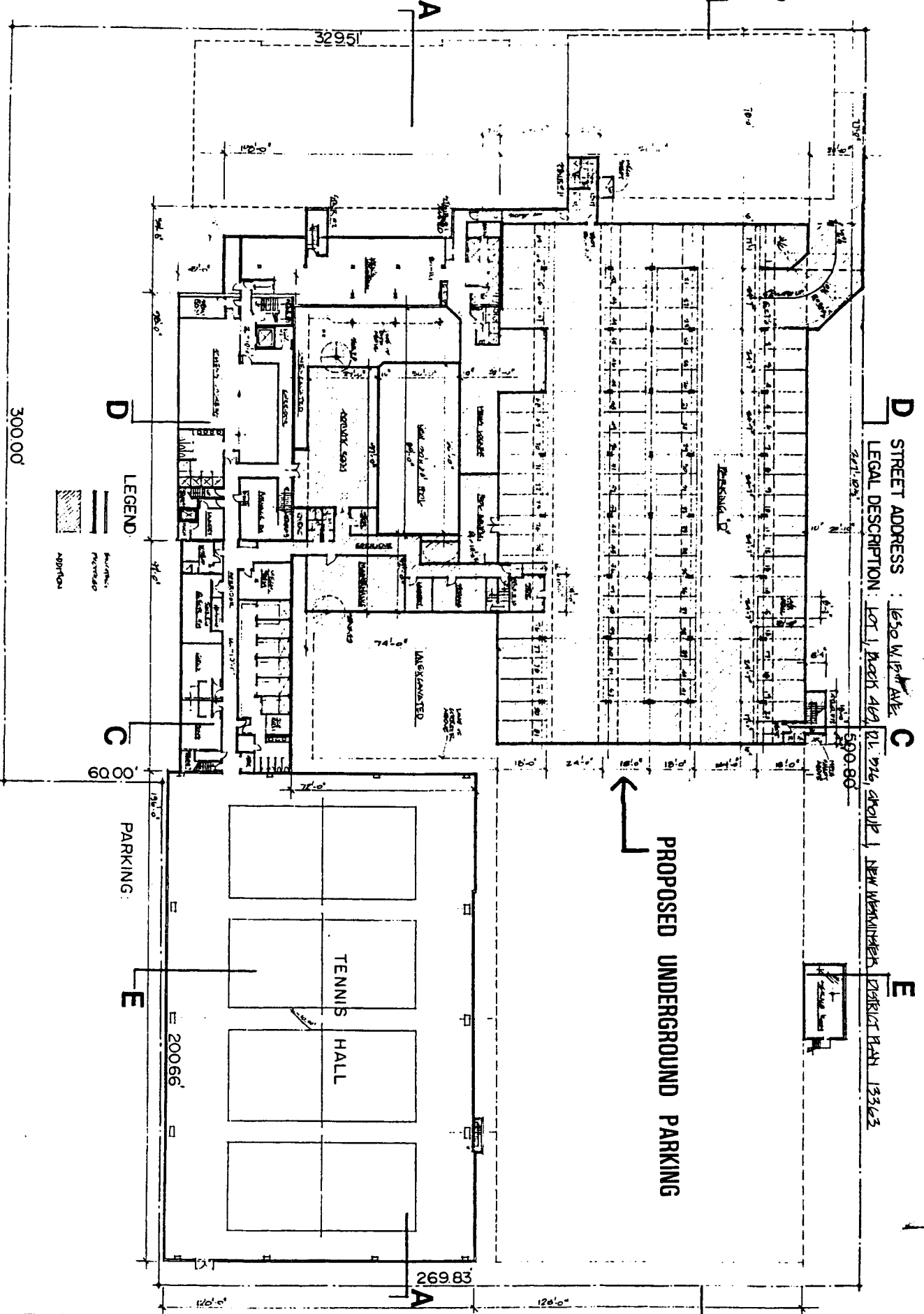


A2

MAIN FLOOR

WERNER ROSSNER ARCHITECT

Proposed Renovations to the VANCOUVER LAWN TENNIS & BADMINTON CLUB



D STREET ADDRESS : 1650 W 12th AVE
LEGAL DESCRIPTION : Lot 1, Block 469, Dist. 12, City of Vancouver, B.C.

C PL 716 (Kiosk) | NEW WALKWAY | DISTRICT PLAN 13363

PROPOSED UNDERGROUND PARKING

D LEGEND

RENOVATION
ADDITION

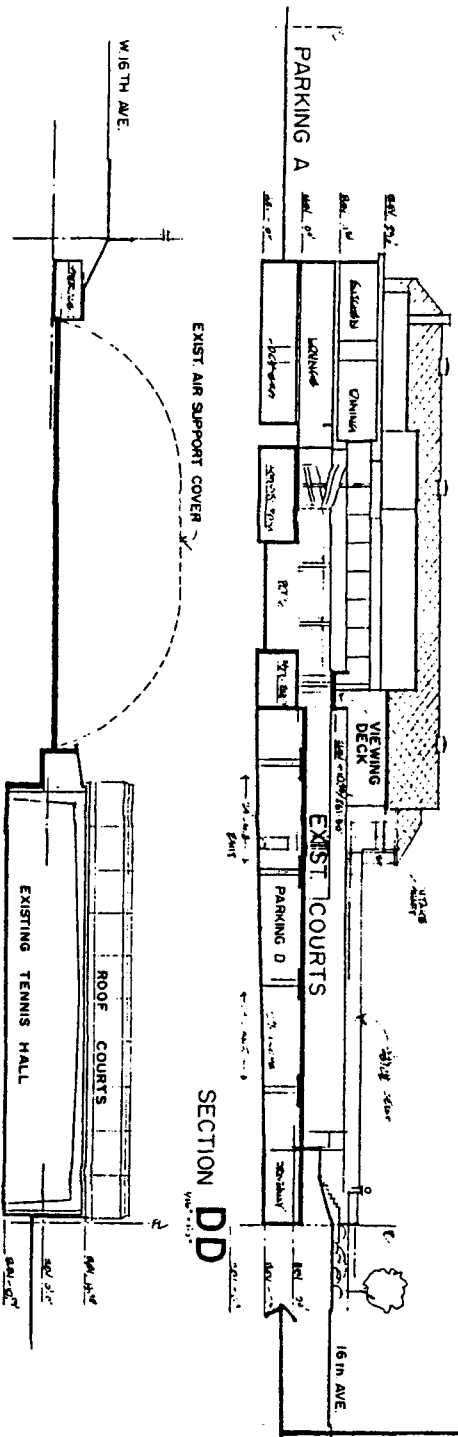
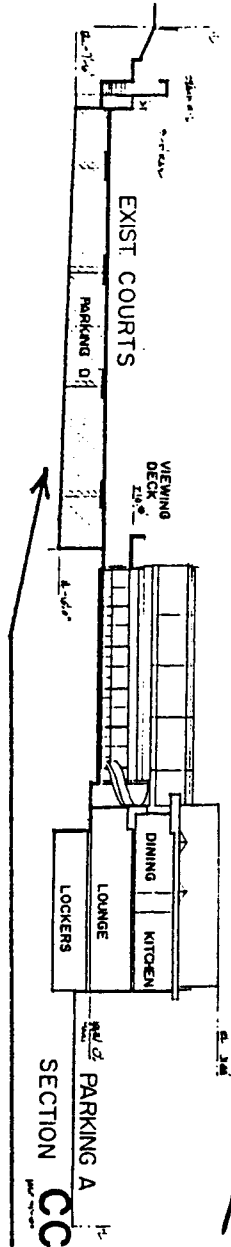
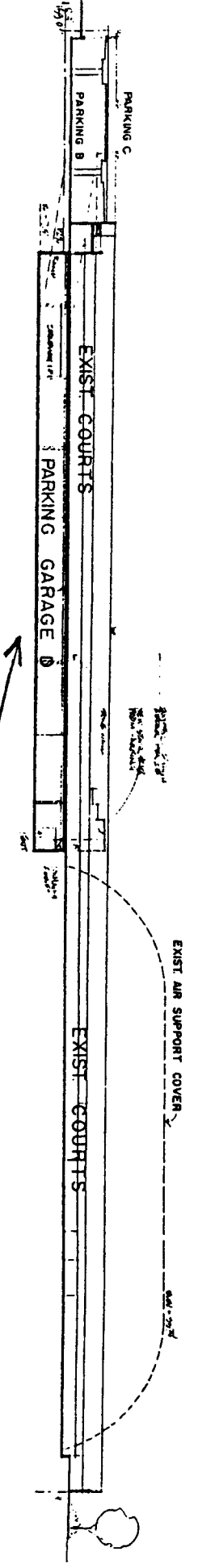
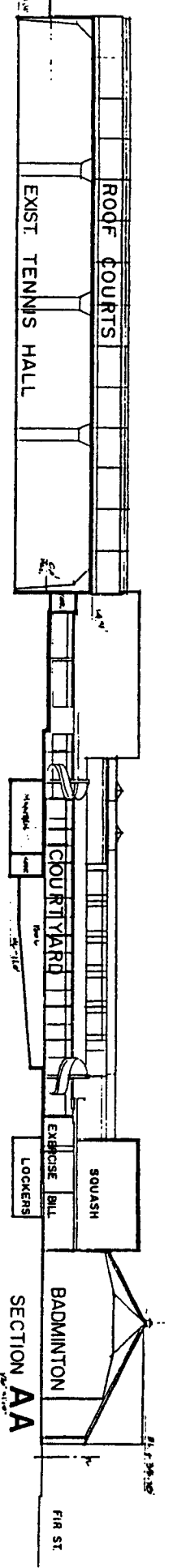
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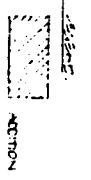
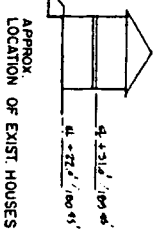
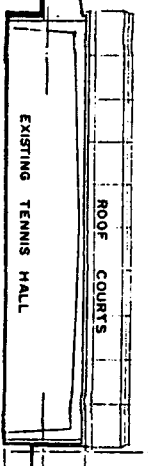
Proposed Renovations to the
VANCOUVER LAWN TENNIS &
BADMINTON CLUB
Vancouver, B.C.

WERNER
FOSTER
ARCHITECTS

DATE: 11/7/71
SCALE: 1/8" = 1'-0"
PROJECT: VANCOUVER LAWN TENNIS & BADMINTON CLUB
SHEET: A1



SECTION EE

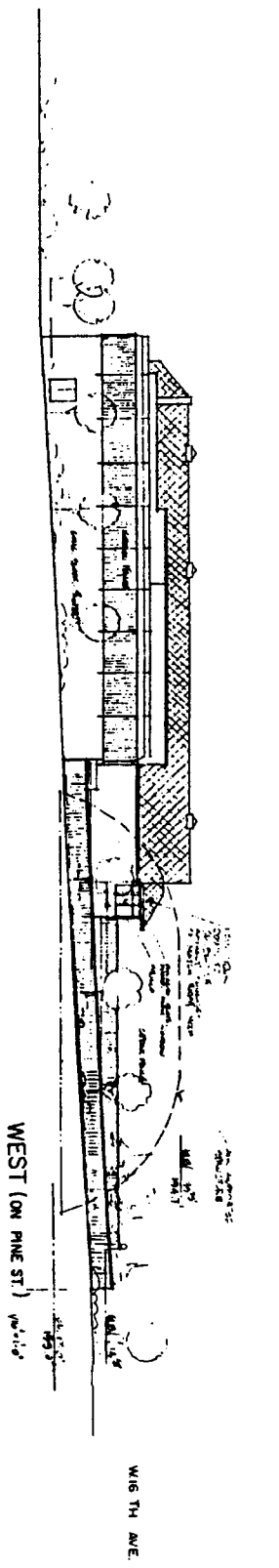
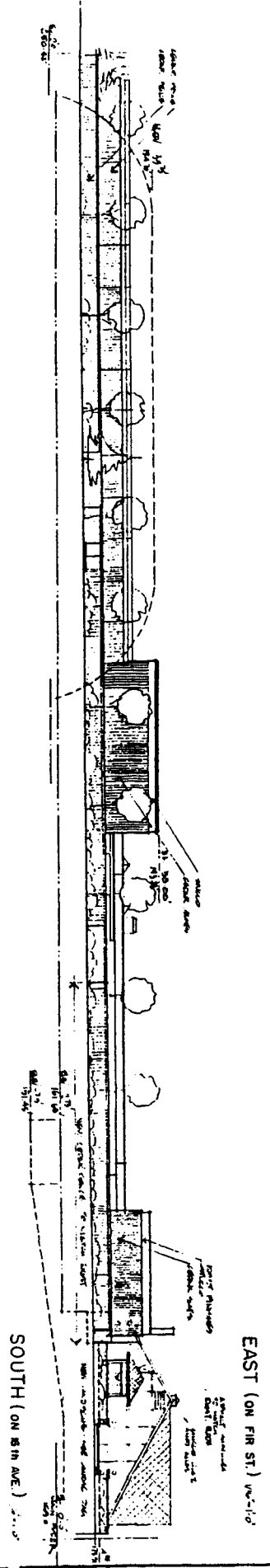
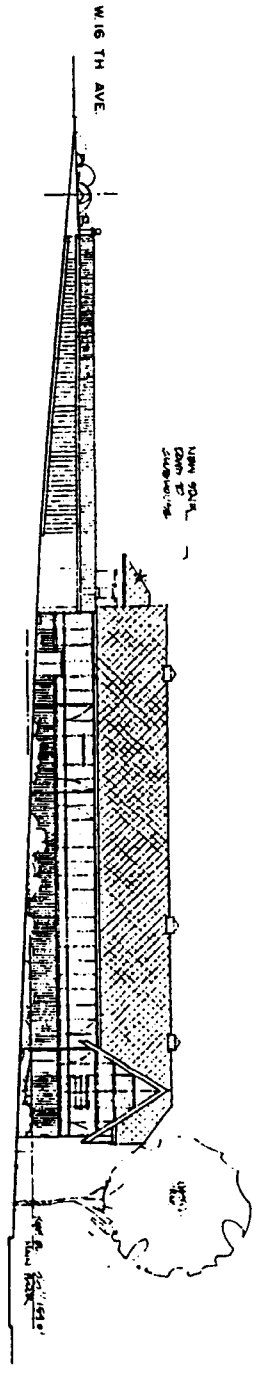
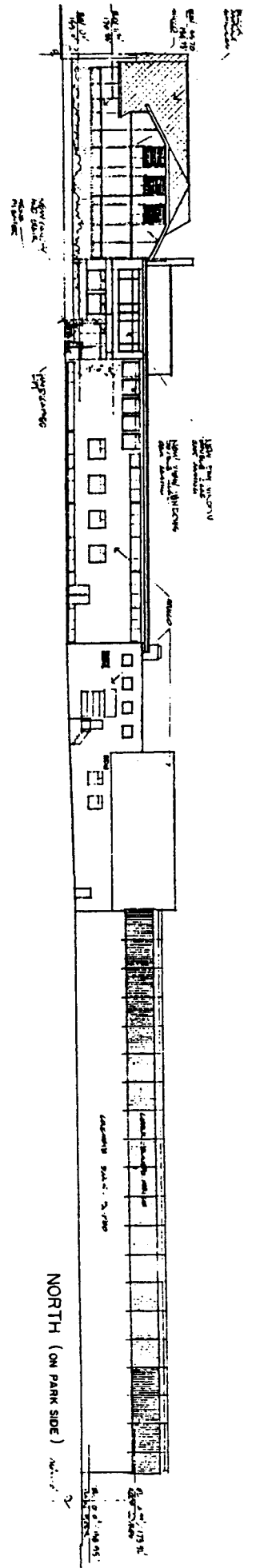


Proposed Renovations to the
VANCOUVER LAWN TENNIS &
BADMINTON CLUB
Vancouver, B.C.

WERNER
FORSTER
ARCHITECTS

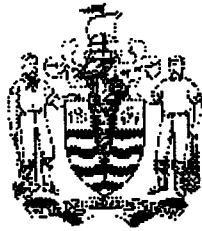
NO.	DATE	DESCRIPTION
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2	11/15/11	ISSUED FOR PERMIT
3	12/15/11	ISSUED FOR PERMIT
4	01/15/12	ISSUED FOR PERMIT
5	02/15/12	ISSUED FOR PERMIT
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34	07/15/14	ISSUED FOR PERMIT
35	08/15/14	ISSUED FOR PERMIT
36	09/15/14	ISSUED FOR PERMIT
37	10/15/14	ISSUED FOR PERMIT
38	11/15/14	ISSUED FOR PERMIT
39	12/15/14	ISSUED FOR PERMIT
40	01/15/15	ISSUED FOR PERMIT
41	02/15/15	ISSUED FOR PERMIT
42	03/15/15	ISSUED FOR PERMIT
43	04/15/15	ISSUED FOR PERMIT
44	05/15/15	ISSUED FOR PERMIT
45	06/15/15	ISSUED FOR PERMIT
46	07/15/15	ISSUED FOR PERMIT
47	08/15/15	ISSUED FOR PERMIT
48	09/15/15	ISSUED FOR PERMIT
49	10/15/15	ISSUED FOR PERMIT
50	11/15/15	ISSUED FOR PERMIT
51	12/15/15	ISSUED FOR PERMIT
52	01/15/16	ISSUED FOR PERMIT
53	02/15/16	ISSUED FOR PERMIT
54	03/15/16	ISSUED FOR PERMIT
55	04/15/16	ISSUED FOR PERMIT
56	05/15/16	ISSUED FOR PERMIT
57	06/15/16	ISSUED FOR PERMIT
58	07/15/16	ISSUED FOR PERMIT
59	08/15/16	ISSUED FOR PERMIT
60	09/15/16	ISSUED FOR PERMIT
61	10/15/16	ISSUED FOR PERMIT
62	11/15/16	ISSUED FOR PERMIT
63	12/15/16	ISSUED FOR PERMIT
64	01/15/17	ISSUED FOR PERMIT
65	02/15/17	ISSUED FOR PERMIT
66	03/15/17	ISSUED FOR PERMIT
67	04/15/17	ISSUED FOR PERMIT
68	05/15/17	ISSUED FOR PERMIT
69	06/15/17	ISSUED FOR PERMIT
70	07/15/17	ISSUED FOR PERMIT
71	08/15/17	ISSUED FOR PERMIT
72	09/15/17	ISSUED FOR PERMIT
73	10/15/17	ISSUED FOR PERMIT
74	11/15/17	ISSUED FOR PERMIT
75	12/15/17	ISSUED FOR PERMIT
76	01/15/18	ISSUED FOR PERMIT
77	02/15/18	ISSUED FOR PERMIT
78	03/15/18	ISSUED FOR PERMIT
79	04/15/18	ISSUED FOR PERMIT
80	05/15/18	ISSUED FOR PERMIT
81	06/15/18	ISSUED FOR PERMIT
82	07/15/18	ISSUED FOR PERMIT
83	08/15/18	ISSUED FOR PERMIT
84	09/15/18	ISSUED FOR PERMIT
85	10/15/18	ISSUED FOR PERMIT
86	11/15/18	ISSUED FOR PERMIT
87	12/15/18	ISSUED FOR PERMIT
88	01/15/19	ISSUED FOR PERMIT
89	02/15/19	ISSUED FOR PERMIT
90	03/15/19	ISSUED FOR PERMIT
91	04/15/19	ISSUED FOR PERMIT
92	05/15/19	ISSUED FOR PERMIT
93	06/15/19	ISSUED FOR PERMIT
94	07/15/19	ISSUED FOR PERMIT
95	08/15/19	ISSUED FOR PERMIT
96	09/15/19	ISSUED FOR PERMIT
97	10/15/19	ISSUED FOR PERMIT
98	11/15/19	ISSUED FOR PERMIT
99	12/15/19	ISSUED FOR PERMIT
100	01/15/20	ISSUED FOR PERMIT

AS



WERNER FOISTER ARCHITECTS
 Proposed Renovations to the VANCOUVER LAWN TENNIS & BADMINTON CLUB
 Vancouver, B.C.

A6
 Scale: 1/8" = 1'-0"
 Date: 10/11/11
 Project: Vancouver Lawn Tennis & Badminton Club



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
 SECONDED by Cllr. Daniel Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

An application by the Director of Current Planning was considered as follows:

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

* * * * *



Comments or questions? You can send us [email](#).

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[GET IN TOUCH](#)

[COMMUNITIES](#)

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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

Director of Legal Services
14 March 2000

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

being By-laws which amended the
Zoning and Development By-law
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

" (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000;"

69. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"

1630 West 15th Avenue
(Vancouver Lawn Tennis Club)

BY-LAW NO.9085

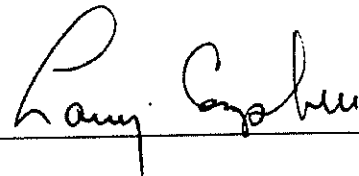
A By-law to amend CD-1 By-law No. 6962

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

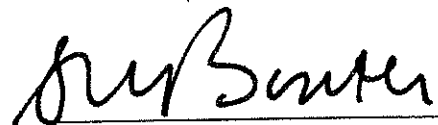
1. This By-law amends the indicated provisions of By-law No. 6962.
2. Council repeals section 3.1, and substitutes:
"The floor space ratio must not exceed 1.12, within which the floor space ratio of all permanent structures at or above the base surface must not exceed 0.29 and of all seasonal air-supported structures must not exceed 0.33."
3. Council repeals section 4, and substitutes:
"The building height measured above the base surface must not exceed 12.4 m for permanent structures or 10.0 m for seasonal air-supported structures."
4. Council re-numbers section 3 including 3.1, 3.2, and 3.3, and sections 4, 5, and 6 as section 4 including 4.1, 4.2, and 4.3, and sections 5, 6, and 7 respectively.
5. After section 2, Council adds:
"3 **Conditions of Use**

Erection and maintenance of seasonal air-supported structures may occur only between October 1 and April 30 each year."
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 19th day of July, 2005



Mayor



City Clerk

- ✓ 10. A By-law to amend Parking By-law No. 6059 (regarding secondary suites) (By-law No. 9078)
- ✗ 11. A By-law to amend Building By-law No. 8057 regarding internal access in secondary suites (By-law No. 9079)
- ✓ 12. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding secondary suites and fees (By-law No. 9080)
- ✓ 13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (811-821 Cambie Street) (By-law No. 9081)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 13)
- ✓ 14. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (811-821 Cambie Street) (By-law No. 9082)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 14)
- ✓ 15. A By-law to amend Sign By-law No. 6510 (811-821 Cambie Street) (By-law No. 9083)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 15)
- ✓ 16. A By-law to amend CD-1 By-law No. 7230 (re 375 East Pender Street {485 Dunlevy}) (By-law No. 9084)
(Councillors Green, Louie and Louis excused from voting on By-law No. 16)
- ✓ 17. A By-law to amend CD-1 By-law No. 6962 (re 1630 West 15th Avenue {Vancouver Lawn Tennis Club}) (By-law No. 9085)
(Councillor Cadman excused from voting on By-law No. 17)
- ✓ 18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (755 West 42nd Avenue) (By-law No. 9086)
(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law No. 18)
19. A By-law to amend License By-law No. 4450 regarding standard hours liquor establishments (By-law No. 9087)
- ✓ 20. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (950 Quebec Street) (By-law No. 9088)
(Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 20)
21. A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding alternate Board members (By-law No. 9089)
22. A By-law to amend Impounding By-law No. 3519 (By-law No. 9090)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Louie

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louis
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 4 to 22 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. New Animal Control By-law - WITHDRAWN
2. A By-law to amend Noise Control By-law No. 6555 to amend the regulation of animal noise - WITHDRAWN
3. A By-law to amend License By-law No. 4450 regarding the use of security, guard, or patrol dogs - WITHDRAWN
4. A By-law to amend Solid Waste and Recycling By-law No. 8417 regarding container identification and fines (By-law No. 9072)
- ✓5. A By-law to adopt the South East False Creek Development Plan as an official development plan (By-law No. 9073)
- ✓6. A By-law to designate certain real property as protected heritage property (re 51 West Hastings Street) (By-law No. 9074)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 6)
- ✓7. A By-law to amend CD-1 By-law No.'s 7835 and 8893 (By-law No. 9075)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 7)
- ✓8. A By-law to amend Zoning and Development By-law No. 3575 (regarding secondary suites) (By-law No. 9076)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 8)
- ✓9. A By-law to amend Zoning and Development By-law No. 3575 (regarding secondary suites mapping) (By-law No. 9077)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 6)

3. TEXT AMENDMENT: 1630 West 15th Avenue (Vancouver Lawn Tennis & Badminton Club)

An application by Kori Chan, Proscenium Architecture + Interiors Inc. was considered as follows:

Summary: The proposed amendment to the CD-1 would permit a second seasonal air-supported tennis bubble.

The Director of Current Planning recommended approval, subject to conditions.

Staff Opening Comments

Dave Thomsett, Senior Planner, Rezoning Centre, provided Council with an overview of the application.

Applicant Comments

Kori Chan, Proscenium Architecture, and Andrew Bibby, President, Vancouver Lawn Tennis and Badminton Club, on behalf of the Board and members, noted demand for court space is increasing, due to both the City's densification, and the fact that older people now exercise more. Mr. Bibby advised the club currently has eight courts playable in the winter; approval of the second seasonable tennis bubble would assist with the Club's demand, as well as free up publicly owned courts. In response to questions from Council, Mr. Bibby advised priorities of the club members vary, and members will not support the expenditure of building underground courts at this time.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

The Mayor called for speakers for and against the application.

George Reilly (material filed) spoke in opposition to approval of the application. With the aid of photographs, Mr. Reilly demonstrated the bubbles impact on this view and also noted the need to address noise issues created by early morning snow removal procedures and also called for regulation to noisy late-night club events. If approved by Council, Mr. Reilly requested the height of the bubble be limited to 8 metres, and the use of same to 183 days per year.

Ryan Clark, Executive Director, Tennis BC and Charles Underhill, a member of the Vancouver Lawn Tennis and Badminton Club, spoke in support of the application. Mr. Clark noted this will be the only indoor clay court in western Canada, which will assist with competition training. The club also allows for children and juniors to enjoy a year round healthy active lifestyle. Mr. Clark noted the addition of the second bubble would help address the needs of both junior and senior players, and take the pressure off current demand.

Staff Closing Comments

In response to questions from Council, Larry Beasley, Director of Current Planning, advised noise issues, as raised by Mr. Reilly, could be addressed through the development permit application process, with the use of conditions.

Council Decision

MOVED by Councillor Ladner

THAT the application by Kori Chan, Proscenium Architecture + Interiors Inc. to amend CD-1 By-law No. 6962 for 1630 West 15th Avenue to permit a second seasonal air-

supported tennis bubble generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment - 1630 West 15th Avenue (Vancouver Lawn Tennis and Badminton Club)" dated February 28, 2005, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

(a) That the proposed form of development be approved by Council in principle, generally as prepared by Kori Chan, Proscenium Architecture + Interiors Inc. and stamped "Received Planning Department (Rezoning Centre), June 21, 2004", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

(b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Landscape:

(i) Provision of a detailed landscape plan for the south planted portion of the site (20 ft. section north of south property line) illustrating the following information:

- existing trees (size, location, species) and adjacent structures on the site;
- any City trees located on adjacent City property;
- the public realm (property to the curb); and
- any landscape alternatives to be made related to this proposal.

(ii) Addition of a condition to the development permit that private property tree removals to the south edge of the site are to be permitted only with the acceptance of a certified arborist report and required permits. An arborist report must demonstrate that tree(s) proposed for removal meet criteria listed in (a) through (e), sec. 12A, Tree By-law 7347.

CARRIED UNANIMOUSLY